

LAND BOARD AGENDA ITEM
February 17th, 2009

**SET MINIMUM BID FOR LAND BANKING PARCELS # 25, 26, 58 & 59
PONDERA COUNTY**

- Seller:** State of Montana, Department of Natural Resources and Conservation
- Nominator:** Parcels 25 & 26 – Lessee, Diamond D Angus Inc.
Parcel 58 - Lessee, Christiaens Brothers Farm Inc.
Parcel 59 - Lessee, Sheble Ranch Inc.
- Location:** Parcels 25 &26 – Twenty-two mile west of Conrad
Parcel 58 – Eight miles north of Conrad, west of Interstate 15
Parcel 59 – Twenty-two miles northwest of Conrad
- Property Characteristics:** Parcels 25 &26 – Adjoining 80 acre parcels leased for grazing, with areas of saline present.
Parcel 58 – Low value grazing land with very little recreational value due low productivity and open terrain.
Parcel 59 – Odd configured parcel, 8 acres of CRP land, 8 acres of tame pasture, the rest of the parcel is grazing land.
- Access:** Parcels 25 &26 - The parcels are entirely surrounded by private lands and are not legally accessible.
Parcel 58 – Legally accessible via a county road which briefly touches the corner of an adjoining section. This 40 acre parcel is fenced separately from adjacent state lands, and is incorporated into the adjacent private lands. Consequently it is difficult to determine where the state land is located.
Parcel 59 – Legally accessible for recreational purposes only by walking about 1 mile between the high water marks of Birch Creek and ascending the steep slopes of the breaks to

the state land. This parcel has very little recreational value due to it's relatively small size and irregular configuration.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
25	80	N/A	\$16,000	\$16,000	Common School
26	80	N/A	\$16,000	\$16,000	Common School
58	40	N/A	\$8,000	\$8,000	Common School
59	106.29	N/A	\$21,200	\$21,200	Common School
Total				\$61,200	